

PUBLIC HEARING REPORT

D: West Gray Street

APPLICANT: Bowden Land Services

LAMBERT: 5319

JURISDICTION: City of Houston

PRECINCT: Harris County Pct. 1

DISTRICT: C

PROPOSAL:

Bowden Land Services, on behalf of M & D Gray Properties, LLC, is requesting to reclassify right-of-way on Major Collector Gray Street slightly west of downtown Houston. The request is to reclassify West Gray Street from T-3-70 to T-3-60 between Mathews Street and Cushing Street.

APPLICANT'S JUSTIFICATION and HISTORY:

Bowden Land Services is requesting to re-evaluate the Thoroughfare West Gray (T-3-70) between Mathews St and Cushing St. This thoroughfare was updated in October 2017 the MTF Plan to increase the ROW width of West Gray from 60' to 70' and requiring 3 lanes of traffic.

In 2018 2 separate applications to plat contiguous properties of Lots 6-9 Block 60 Runnels Addition as recorded in Vol 12 page 691 HCDR was submitted for review under application numbers 2018-1822 and 2018-1929. At this time both plat applications were subject to ROW dedication of 7.5 feet.

The dedication of this 7.5 feet significantly impedes plans to develop the property.

The 2017 MTF Plan change applies the same 70' width requirement for both the one way traffic AND two way traffic further to the west. The paving width is over 44 feet at this location which is sufficient to meet the 3 lanes required by the MTF Plan therefore maintaining the intent of the MTF Plan.

Dedication of the 7.5 feet at this location does not make sense to obtain the required number of lanes.

STAFF ANALYSIS

Population & Employment Projections

A demographic analysis using the Houston-Galveston Area Council (HGAC) projections was conducted for the MTFP amendment proposal area. According to the HGAC data,

Year	Population	Population Density (Persons/Acre)	% Change	Jobs	Job Density (Jobs/Acre)	% Change
2015	3,021	33.5	-	330	3.7	-
2020	2,674	29.6	-11.5%	428	4.7	29.7%
2025	2,401	26.6	-10.2%	433	4.8	1.2%
2030	2,164	24.0	-9.9%	437	4.8	0.9%
2035	2,175	24.1	0.5%	443	4.9	1.4%
2040	2,160	23.9	-0.7%	447	5.0	0.9%
2045	2,234	24.8	3.4%	451	5.0	0.9%
Change (2015 to 2045)	-787	-8.7	-26.1%	121	1.3	36.7%

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COH change (2015 to 2045)	872,669	1.7	38.7%	507,094	1.0	30.4%
COH ETJ change (2015 to 2045)	1,206,503	1.6	55.3%	512,135	0.7	77.4%

Source: 2015-2040 Demographic Projections by H-GAC released in 2017

Data represents population, jobs, and households in 2 Traffic Analysis Zones (TAZ) encompassing approximately 90 acres around the proposed amendment.

Land Use and Platting Activity

Land use surrounding the amendment request is predominately commercial and multifamily, with townhomes to the north and south. Public and religious uses are also nearby, such as The African American Library at Gregory School and Mt. Horeb Missionary Baptist Church.

Below is platting activity within the last five years directly on the block of the amendment request.

GP or Subdivision Plat Name	PC Action Date	Land Use	Property Size (acres)	Lots
Unique Design Corner	10/11/2018	Unrestricted Reserve	0.23	0
Midtown Plaza	11/08/2018	Unrestricted Reserve	0.34	0
Le Coin De La Rue Gray	6/12/2014	Commercial Reserve	0.11	0

Right of Way (ROW) Status

In the proposed amendment area, West Gray is classified as a thoroughfare with 3 lanes and 70 feet of right-of-way. Existing street pavement widths are 44 feet.

Spacing

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